

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charleston County**

State: **SC**

PJ's Total HOME Allocation Received: **\$11,621,003**

PJ's Size Grouping*: **C**

PJ Since (FY): **1998**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:							
			PJs in State:	10			
% of Funds Committed	93.82 %	90.52 %	5	90.66 %	77	79	
% of Funds Disbursed	83.08 %	80.30 %	5	81.06 %	49	50	
Leveraging Ratio for Rental Activities	32.2	6.18	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.04 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	86.54 %	68.99 %	3	68.23 %	77	80	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	97.44 %	82.88 %	4	79.86 %	82	87	
% of 0-30% AMI Renters to All Renters***	69.23 %	33.96 %	2	44.82 %	80	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	94.77 %	1	94.65 %	100	100	
Overall Ranking:			In State:	1 / 10	Nationally:	97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$2,031	\$13,337		\$25,419	39 Units	7.70 %	
Homebuyer Unit	\$12,925	\$34,449		\$14,530	139 Units	27.40 %	
Homeowner-Rehab Unit	\$18,755	\$21,223		\$20,251	299 Units	58.90 %	
TBRA Unit	\$548	\$548		\$3,156	31 Units	6.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston County SC

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$78,313	\$114,137	\$25,005
State:*	\$73,769	\$9,521	\$22,879
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.82

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	53.8	25.2	5.4	0.0
Black/African American:	43.6	66.9	94.0	100.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	3.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.6	0.0	0.0	0.0

ETHNICITY:

Hispanic	0.0	4.7	0.7	0.0
----------	---	---	---	---

HOUSEHOLD SIZE:

1 Person:	87.2	28.3	35.8	3.2
2 Persons:	12.8	17.3	22.7	19.4
3 Persons:	0.0	33.9	22.4	38.7
4 Persons:	0.0	16.5	12.0	19.4
5 Persons:	0.0	3.9	3.7	12.9
6 Persons:	0.0	0.0	2.0	3.2
7 Persons:	0.0	0.0	1.0	3.2
8 or more Persons:	0.0	0.0	0.3	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	55.9	32.4	0.0
Elderly:	100.0	3.1	38.1	0.0
Related/Single Parent:	0.0	25.2	8.4	100.0
Related/Two Parent:	0.0	12.6	15.7	0.0
Other:	0.0	3.1	5.4	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	100.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	0.0	

of Section 504 Compliant Units / Completed Units Since 2001 15

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston County State: SC Group Rank: 97
(Percentile)
State Rank: 1 / 10 PJs Overall Rank: 97
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	86.54	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	97.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.98	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

